

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

1710 First National-Southern Natural  
Building  
Birmingham, Alabama 35203WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of Twelve Thousand, Four Hundred, Eighty and No/100---- DOLLARS and the assumption of the mortgage described below

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we,  
David A. Mondi and wife, Dreama Mondi,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy A. Payne and Linda L. Payne

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 29, in Block 7, according to Survey of SOUTHWIND, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35-foot building set back line from Tahiti Terrace; (3) A 15-foot utility easement over North side and 5-foot over West side, as shown on recorded map; (4) Restrictions recorded in Misc. Book 27, Page 978; (5) Permit to Alabama Power Co. recorded in Deed Book 316, Page 359; (6) Easements regarding underground cables recorded in Misc. Book 28, Page 646; (7) Agreement with Alabama Power Co. recorded in Misc. Book 28, Page 647; (8) Encroachment of driveway into easement as shown on survey of Allen Whitley, dated 12-8-80; (9) Encroachment of driveway from Lot 30 to the extent of 1.6 feet over the Southeast corner of subject lot as shown on survey of Allen Whitley, Reg. No. 3943, dated 12-8-80.

Grantees herein assume and agree to pay that certain mortgage from David A. Mondi and wife, Dreama Mondi, to Charter Mortgage Company recorded in Mortgage Book 409, Page 572 and assigned to Central Bank of Birmingham, as Trustee under Trust Indenture dated as of October 1, 1980, with Alabama Housing Finance Authority, said assignment being recorded in Misc. Book 39, at Page 941.

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TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal S, this 1st

day of

March,

WITNESS:

, 1982

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1982 MAR -3 AM 9:44

David A. Mondi

Dreama Mondi

Dreama Mondi

Deed 12.50

Rec. 1.50

Adv. 1.00

15.00

, a Notary Public in and for said County, in said State,

known to me, acknowledged before

executed the same voluntarily

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned  
hereby certify that David A. Mondi and wife, Dreama Mondi,  
whose name ~~is~~ are signed to the foregoing conveyance, and who are  
me on this day, that, being informed of the contents of the conveyance, they  
on the day the same bears date.

Given under my hand and official seal this 1st day of March 1982.

Please return this instrument to

Form 3091  
1710 First National-Southern Natural Building  
NORTH HASKELL SLAUGHTER YOUNG & LEWIS  
BIRMINGHAM, ALABAMA 35203

Notary Public